



Thank you for your interest in the Alachua County's **SHIP Down Payment Assistance** Program!

Click here to view the recommended "steps & buyers checklist" outlining the process of buying a home using funds from the **SHIP DPA** Program. In addition, please review the income guidelines provided **here** and compare it to your own household size & total gross income. By doing this, you will be able to estimate the amount of **Down Payment Assistance** you may be eligible for.

As a first step, we recommend you complete a "**Home Buyers Education Class**", which will provide you with helpful information about the process of buying a home & the basics of homeownership. **We strongly recommend that you complete this class prior to entering into a sales contract.** To register, please contact the City of Gainesville at 352-334-5026 (Click **here** for registration form) or call NHDC at 352-380-9119. Classes are held on a monthly basis and the duration per class is approximately 8 hours. Additional resources provided by these organizations include:

- Credit Repair Workshop: offered free of charge by the City of Gainesville. Click **here** for registration form.
- Financial Fitness Workshop: offered by NHDC. For registration, please call 352-380-9119.

Down Payment Assistance is provided on a first-come first-serve basis in the form of a zero-interest, 10 years deferred payment second mortgage. Payment is due upon sale if the property is sold within the 10 years term/if sold after the 10 years, no repayment is required. As long as the recipient continues to own the assisted property & live in the property as their primary residence during 10 years term of the SHIP Mortgage, then the loan will not have to be repaid. You may be eligible for the **SHIP DPA Program** if you meet the following general guidelines:

- **You have not owned a site built home** (other than a mobile home) **within the last three years.** If you are a single parent, displaced homemaker, or you have been displaced from a home due to divorce, you may be eligible regardless of previous home ownership.
- **You qualify for a loan from one of our certified lenders** (click **here** for the list) **to purchase either an existing or newly constructed home within the Alachua County.**
- **Prior to closing, you complete a SHIP-Certified Homebuyers Education Class.**
- **The maximum purchase price for the home does not exceed \$237,000.**
- **You must be able to contribute a minimum of 2% of the purchase price towards the transaction** (this may include: deposits, appraisals, inspections, lender's fees, cash to close, etc.)
- **Your household's total maximum gross income** (before taxes) **is less than or equal to the allowable income per household size as listed on the Income Guidelines.** **Click Here** to access this list.

Please note that there are three categories of assistance:

- a) Buying an existing home needing repairs as noted by the SHIP Home Inspector (Down payment + Rehab)
- b) Buying an existing home that does not need repairs (Down payment assistance only)
- c) Buying a new home/ must be less than 1 year old (Down payment assistance only)



Down Payment Assistance Income Guidelines

Household size	Very Low Income (30% to 50% of AMI)	Low Income (51% to 80% of AMI)	Moderate Income (81% to 120% of AMI)
1	*Up to - \$19,800	\$19,801 - \$31,700	\$31,701 - \$47,520
2	* Up to - \$21,800	\$21,801 - \$36,250	\$36,251 - \$54,360
3	* Up to - \$25,450	\$25,451 - \$40,750	\$40,751 - \$61,080
4	*Up to - \$28,300	\$28,301 - \$45,300	\$45,301 - \$67,920
5	*Up to - \$30,550	\$30,551 - \$48,900	\$48,901 - \$73,320
6	*Up to - \$32,850	\$32,851 - \$52,550	\$52,551 - \$78,840
7	*Up to - \$35,100	\$35,101 - \$56,150	\$56,151 - \$84,240
8 or more	*Up to - \$37,350	\$37,351 - \$59,800	\$59,801 - \$89,640

Assistance amount

	Very Low Income	Low Income	Moderate Income
Existing Homes needing Rehabilitation	\$30,000 (combination of down payment, closing costs and rehabilitation)	\$25,000 (combination of down payment, closing costs and rehabilitation)	\$5,000 (Down Payment and Closing Costs)
Existing Homes with No Rehabilitation Needed	\$20,000 (Down Payment and Closing Costs)	\$15,000 (Down Payment and Closing Costs)	\$5,000 (Down Payment and Closing Costs)
New Homes (less than 1 year old)	\$30,000 (Down Payment and Closing Costs)	\$25,000 (Down Payment and Closing Costs)	\$5,000 (Down Payment and Closing Costs)

To view our Home Buyers Checklist please click [here](#) it is designed to help you determine where you are in the home buyer's process and what to do next. Please keep in mind that our program provides "assistance" for down payment & repairs; we are not a mortgage lender. We advise you to contact a loan officer from our list of certified lenders to obtain a mortgage loan approval. To access our list of certified lenders please click [here](#). In addition, we encourage you to review the Florida Housing Finance website at www.floridahousing.org to see if you might be eligible for additional funds (up to \$10,000) in down payment assistance through the Florida Bond Program.

Please don't hesitate to contact us if you have any questions along the way. We are here to be of service!

Best regards,

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